



**Rolleston Crescent, Watnall Nottingham NG16 1JU**

**welcome to**  
**Rolleston Crescent, Watnall**  
**Nottingham**

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- SITTING ROOM & LOUNGE

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

**£600,000**

**Entrance Hallway**  
**Sitting Room**

14' 11" max x 9' 9" max ( 4.55m max x 2.97m max )

**Lounge/Diner**

25' 10" max x 19' 11" max ( 7.87m max x 6.07m max )

**Kitchen**

16' 3" max x 9' 11" max ( 4.95m max x 3.02m max )

**Utility Room**

11' 1" max x 9' 9" max ( 3.38m max x 2.97m max )

**Bedroom One**

15' 8" max x 10' 7" max ( 4.78m max x 3.23m max )

**En Suite Bathroom**

**Bedroom Two**

9' 10" max x 9' 8" max ( 3.00m max x 2.95m max )

**Bedroom Three**

16' 3" max x 9' 7" max ( 4.95m max x 2.92m max )

**Bedroom Four**

11' 10" max x 8' max ( 3.61m max x 2.44m max )

**Family Bathroom**

**Garage**



**view this property online** [williamhbrown.co.uk/Property/KBY109960](http://williamhbrown.co.uk/Property/KBY109960)



**Property Ref:**  
KBY109960 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0115 938 5062**



[kimberley@williamhbrown.co.uk](mailto:kimberley@williamhbrown.co.uk)



39 Main Street, Kimberley, NOTTINGHAM,  
Nottinghamshire, NG16 2NG



[williamhbrown.co.uk](http://williamhbrown.co.uk)